

# Local Market Update for July 2018

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## 92104

North Park

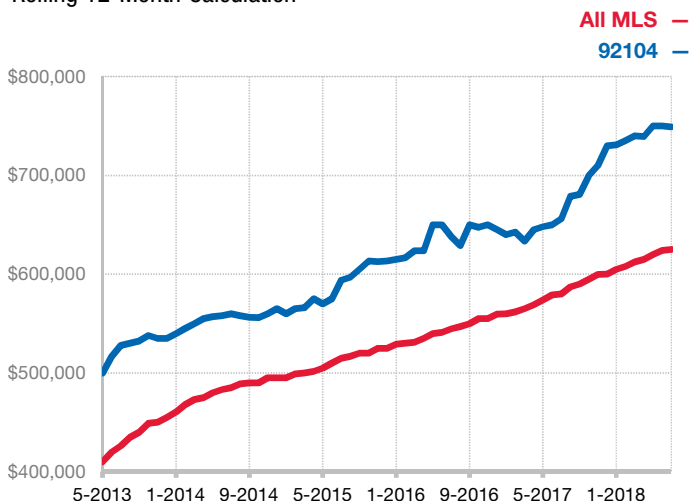
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	31	<b>38</b>	+ 22.6%	224	<b>239</b>	+ 6.7%
Pending Sales	23	<b>18</b>	- 21.7%	154	<b>144</b>	- 6.5%
Closed Sales	22	<b>22</b>	0.0%	149	<b>139</b>	- 6.7%
Median Sales Price*	\$742,500	<b>\$731,300</b>	- 1.5%	\$700,000	<b>\$750,000</b>	+ 7.1%
Percent of Original List Price Received*	95.8%	<b>99.4%</b>	+ 3.8%	97.5%	<b>98.8%</b>	+ 1.3%
Days on Market Until Sale	18	<b>16</b>	- 11.1%	20	<b>17</b>	- 15.0%
Inventory of Homes for Sale	38	<b>40</b>	+ 5.3%	--	--	--
Months Supply of Inventory	1.8	<b>2.0</b>	+ 11.1%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	17	<b>22</b>	+ 29.4%	202	<b>190</b>	- 5.9%
Pending Sales	8	<b>17</b>	+ 112.5%	153	<b>127</b>	- 17.0%
Closed Sales	16	<b>21</b>	+ 31.3%	159	<b>121</b>	- 23.9%
Median Sales Price*	\$387,500	<b>\$395,000</b>	+ 1.9%	\$350,500	<b>\$395,000</b>	+ 12.7%
Percent of Original List Price Received*	97.9%	<b>98.8%</b>	+ 0.9%	99.4%	<b>99.2%</b>	- 0.2%
Days on Market Until Sale	14	<b>21</b>	+ 50.0%	17	<b>18</b>	+ 5.9%
Inventory of Homes for Sale	27	<b>29</b>	+ 7.4%	--	--	--
Months Supply of Inventory	1.3	<b>1.7</b>	+ 30.8%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

